

place plants, furniture, grills and other similar items within the Limited Common Elements adjacent and appurtenant to their Unit, provided that such plants shall not be allowed to grow or climb to a height higher than the wall or rail enclosing such Limited Common Elements unless the placement of such plants shall have been approved in writing prior to reaching said height by the Board of Directors or by an architectural committee appointed thereby as provided in Section 2 of Article III hereof, and provided that such plants shall be properly maintained by such occupants.

(f) Exhibit "C", Section 1 and 2 each contain a chart showing the value assigned and fixed for the sole purpose of the Act and is not intended to establish or delineate sales price but is fixed in order to establish and show percentage of undivided interest in the General Common Elements and Limited Common Elements appurtenant to such Units in the entire Condominium property.

Section 6. All conveyances of title of any Condominium Unit shall be by general warranty deed.

Section 7. The Board of Directors of the Association or its authorized agent shall obtain insurance for all of the improvements on the property (excepting the personal property of the Condominium Owners, their guests and lessees and all improvements and betterments made by such Owners at their expense) against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief, in an amount sufficient to cover the full cost of any repair, reconstruction or replacement in the event of damage or destruction from any such hazard, and shall also obtain a public liability policy covering the General Common Elements, Limited Common Elements and all damage or injury caused by the negligence of the Association or any of its agents which public liability policy shall have reasonable limits set by the Board of Directors. Premiums for all such insurance shall be Common Expenses and paid for by the Association. All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association for the Owners of the Units in same percentage as the Percentage Interest appurtenant to their Units. Such insurance policies shall comply with the provisions hereinafter set forth.